

An
Bord
Pleanála

Board Direction
BD-018549-24
ABP-317258-23

The submissions on this file and the Inspector's reports and associated Technical Note were considered at a Board meeting held on 20/12/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature of the proposed amendments, the previous permission granted on the site, and the policies of the Clare County Development Plan 2023-2029, it is considered that subject to the conditions below, the proposed development would not detract from the amenities of the area and would accord with relevant policies and objectives in the development plan. Having regard to the previous Natura Impact Statement submitted with the parent permission, the Inspector's assessment and Technical Note from the Board's scientist, it is considered that the measures proposed in the original Natura Impact Statement remain applicable and no additional measures would be necessary. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further particulars submitted on the 22nd day of March 2023 and appeal documents received on the 27th day of March 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The planning permission relates to amendments to the development previously granted permission by the Planning Authority under planning reference No. P21/900 and shall expire on the expiry date of said planning permission which is 13th July 2027.

Reason: In the interest of clarity.

3. This permission is subject to the terms and conditions of the governing permission, planning reference No. P21/900, save as may be required by this permission.

Reason: In the interest of clarity


4. The mitigation measures contained in the Natura Impact Statement associated with permission P21/900 received by the Planning Authority on 14 April 2022 shall be implemented.

Reason: To protect the integrity of European Sites.

5. A landscaping plan shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development. It shall include the planting of indigenous trees and shrubs to help screen the services area/parking area and pods when viewed from the nearby road and village,

Reason: To integrate the development into the landscape and protect the visual amenities of the area

Board Member


Martina Hennessy

Date: 20/12/2024